

Winterport 04496

ZIP code · ME · Maine · Waldo County · Winterport

BUYER'S MARKET

\$223K

MEDIAN SALE PRICE

-30.1%

1-YR CHANGE

56

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



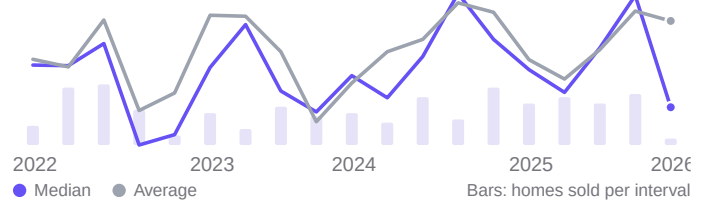
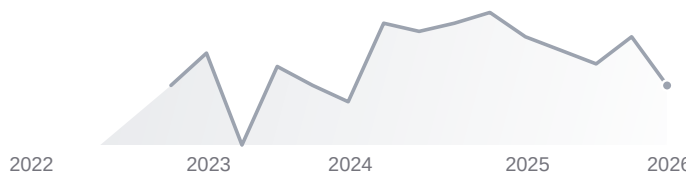
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$200K · Average \$317K

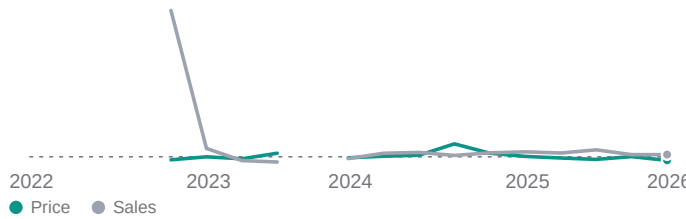


Growth (year over year)

Price -30.1% · Sales +19.1%

Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

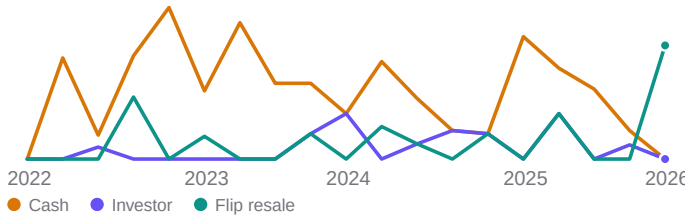
3.4%



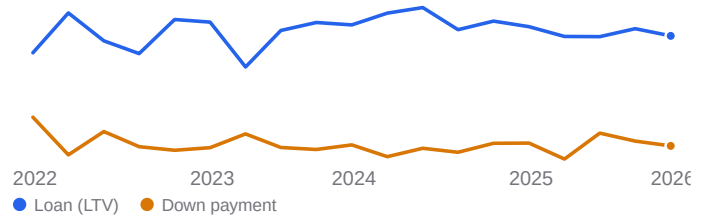
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 50%

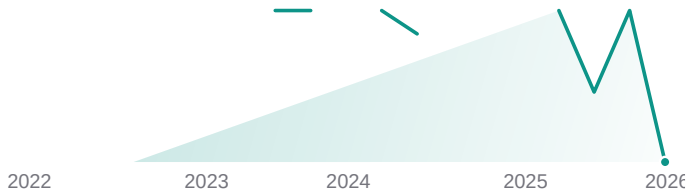


Financing (share of purchase price) Loan (LTV) 80% · Down payment 13%



Sellers who sold at a gain

0%



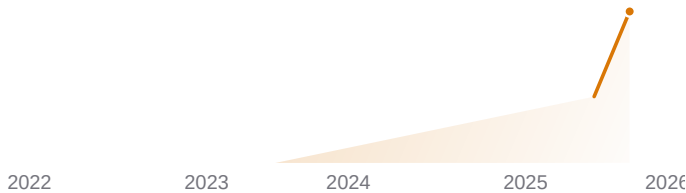
Typical hold before selling

1.0 yrs



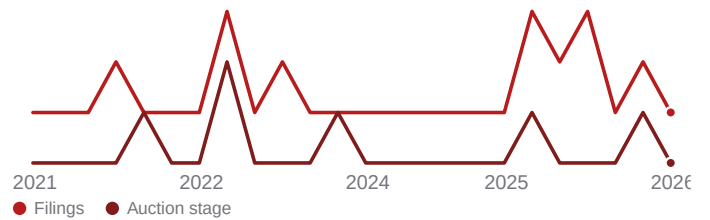
Median annualized return at resale

+142.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,632
Median value (AVM)	\$276K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.1%
Owner occupied	62%
Company owned	5.3%
Median loan-to-value	51%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,738
Density	103 / mi²
Median household income	\$78K
Average household income	\$101K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	62
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	45°F
Annual precip	43 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.